

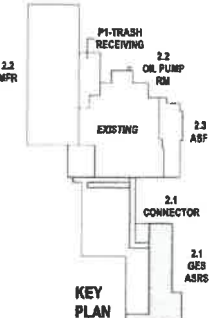
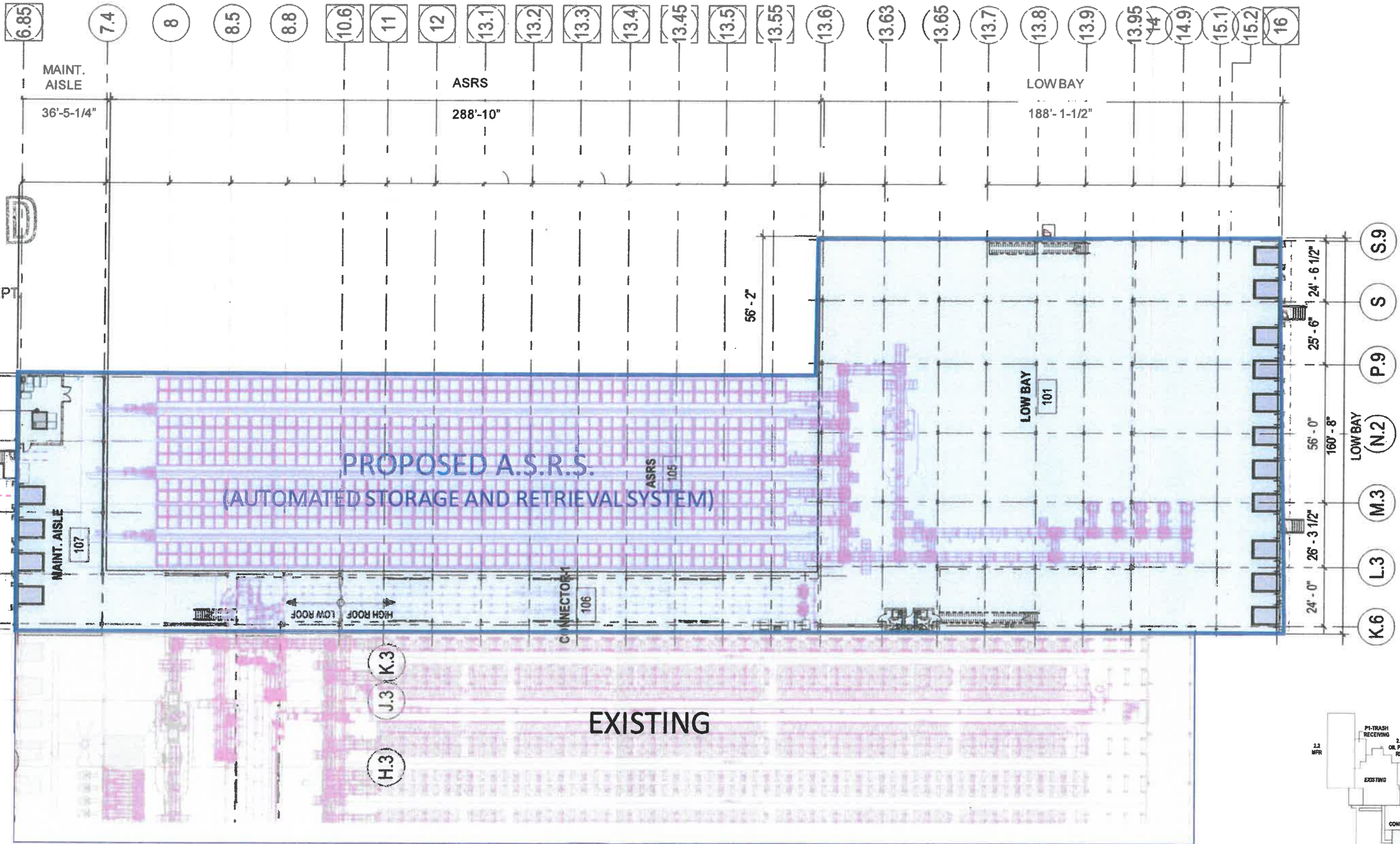


RECEIVED

DEC 06 2021

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

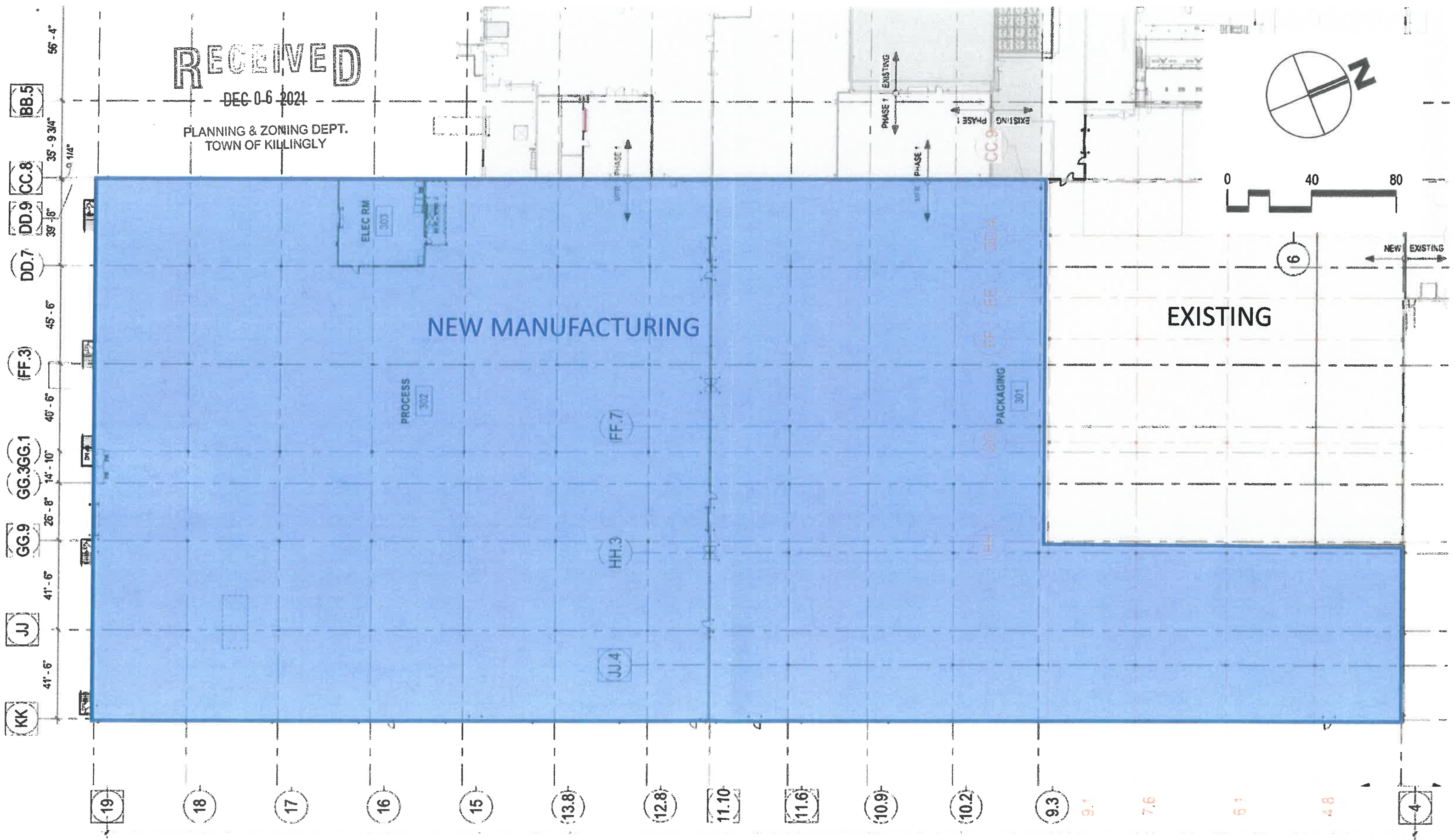
- (P.7)
- (N.1)
- (M.1)
- (L.2)
- (K.6)
- (K.3)
- (J.3)



RECEIVED

DEC 06 2021

PLANNING & ZONING DEPT.
TOWN OF KILLINGLY



608'-10-3/4"



PROJECT KILLINGLY TRANSFORMATION: PHASE 2 – PLANNING & ZONING COMMISSION
NEW MANUFACTURING FLOOR PLAN

20 DECEMBER 2021

LUMINAIRE SCHEDULE - AUTO PARKING

TYPE	MFG	CATALOG NUMBER	FIXTURE DESCRIPTION	INPUT			MTG	REMARKS
				WATTS	VA	VOLTS		
S1	LITHONIA	DSX1-P5-50K-TFTM-MVOLT-SPA-EGS-DOBXD	LED SITE LIGHTING LUMINAIRE	138 W	138 VA	277 V	18" POLE, 2' BASE, UON	2E
S1B	LITHONIA	DSX1-P5-50K-TFTM-BLC-MVOLT-SPA-DOBXD	LED SITE LIGHTING LUMINAIRE (WITH OPTIMAL BACK LIGHTING CONTROL)	138 W	138 VA	277 V	18" POLE, 2' BASE, UON	2E
S2	LITHONIA	DSX1-P5-50K-TFTM-MVOLT-SPA-DOBXD	LED SITE LIGHTING LUMINAIRE (2@180°)	276 W	276 VA	277 V	18" POLE, 2' BASE, UON	2E

Calculation Summary			
Label	Units	Avg	Min
AUTO PARKING PHOTOMETRICS	Fc	2.01	0.1
LIGHTING TRESPASS	Fc	0.00	0.0
PROPERTY LINE	Fc	0.00	0.0



HASKELL ARCHITECTS and ENGINEERS, P.C.
 CONNECTICUT - Architecture and Engineering # 0000056

The Haskell Company
 11 Riverside Avenue
 Jacksonville, Florida 32202
 Phone # (904) 791-4500



FRITO-LAY KILLINGLY
 TRANSFORMATION

KILLINGLY, CONNECTICUT

No	DESCRIPTION	DATE
AA	PAZ SUBMISSION	12/10/2021

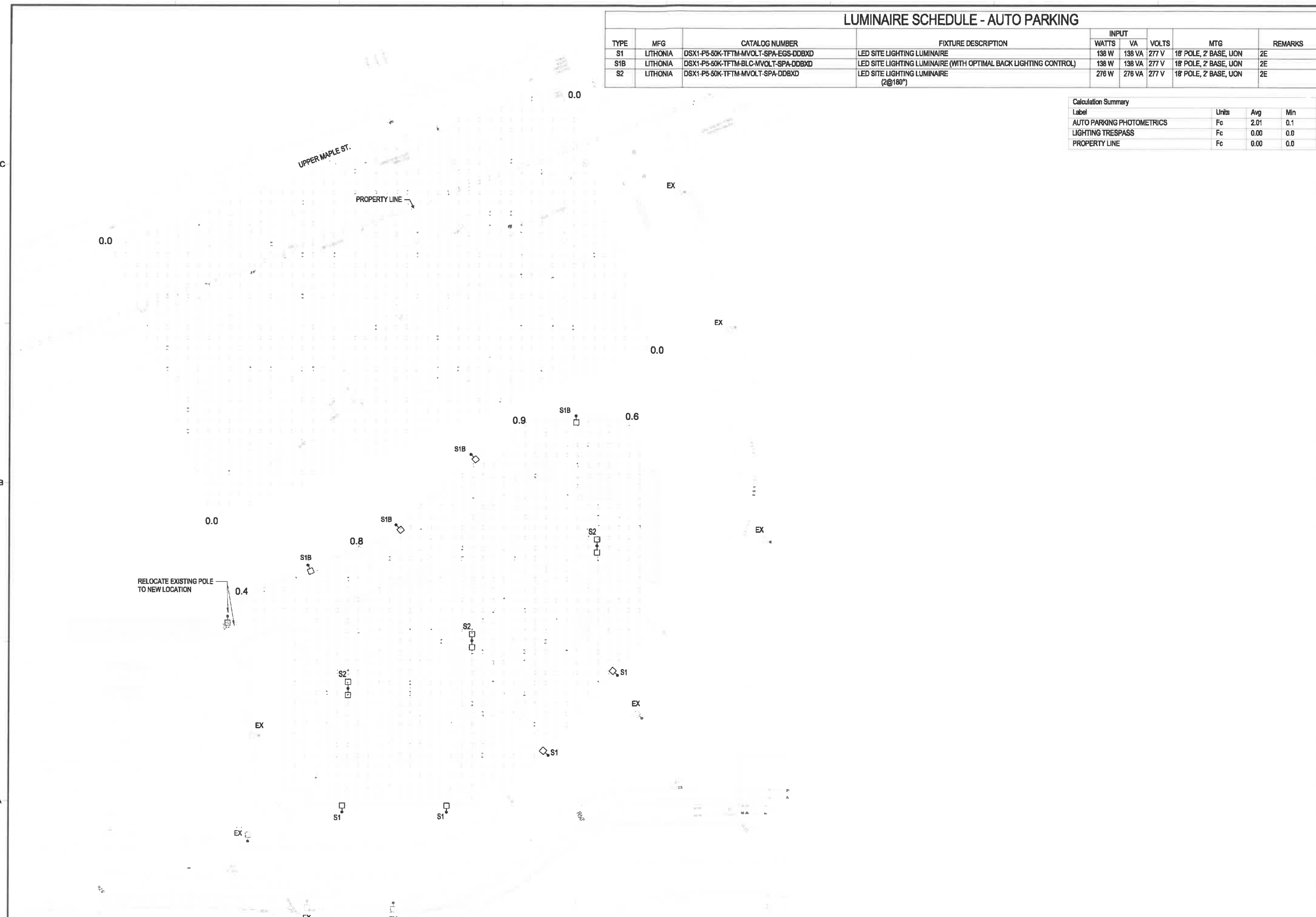
We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWN	CHECKED
Author	Checker

AE JOB NUMBER
 3401365

AUTO PARKING
 LIGHTING PLAN

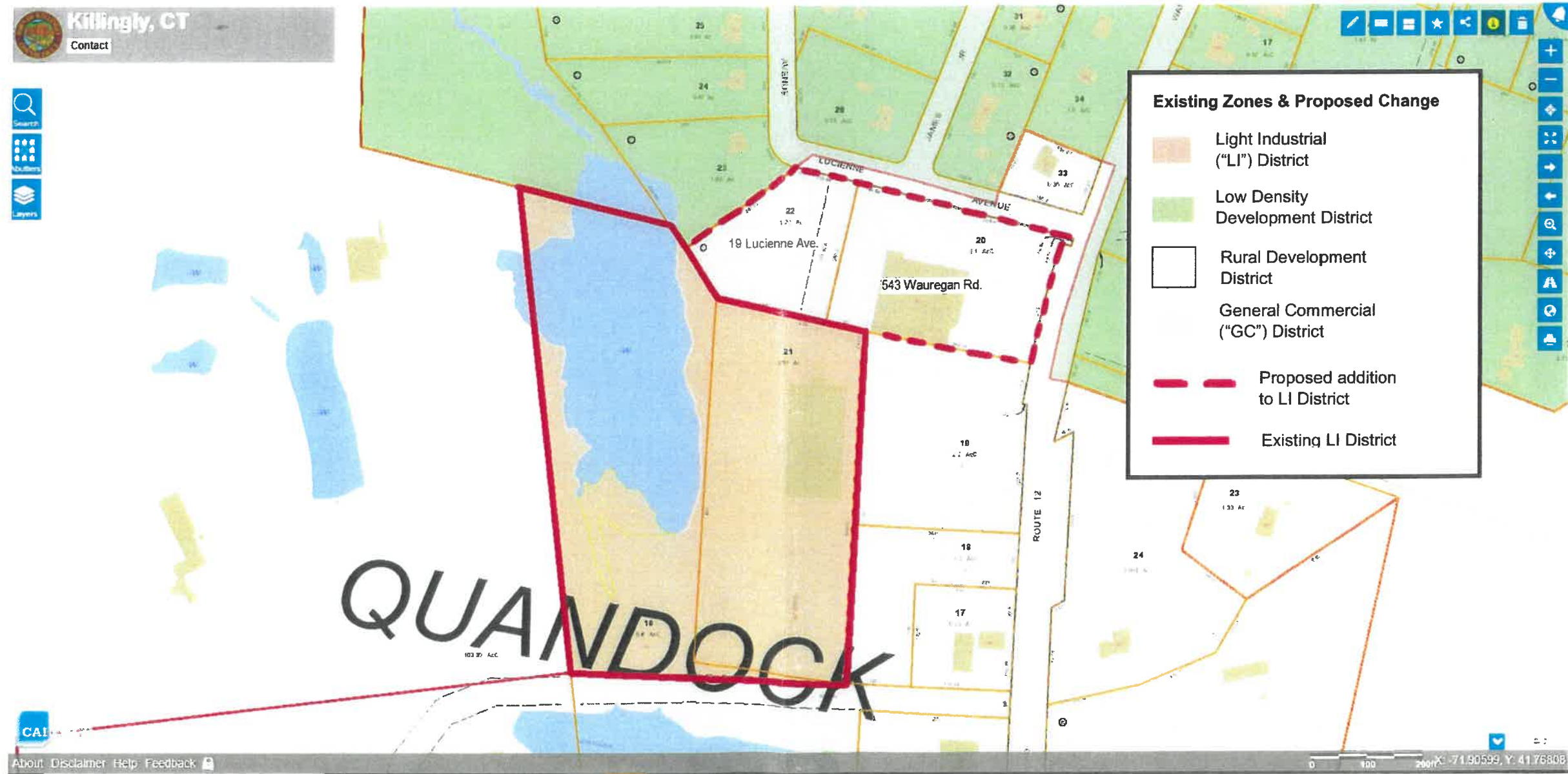
2E-125
 SHEET NUMBER



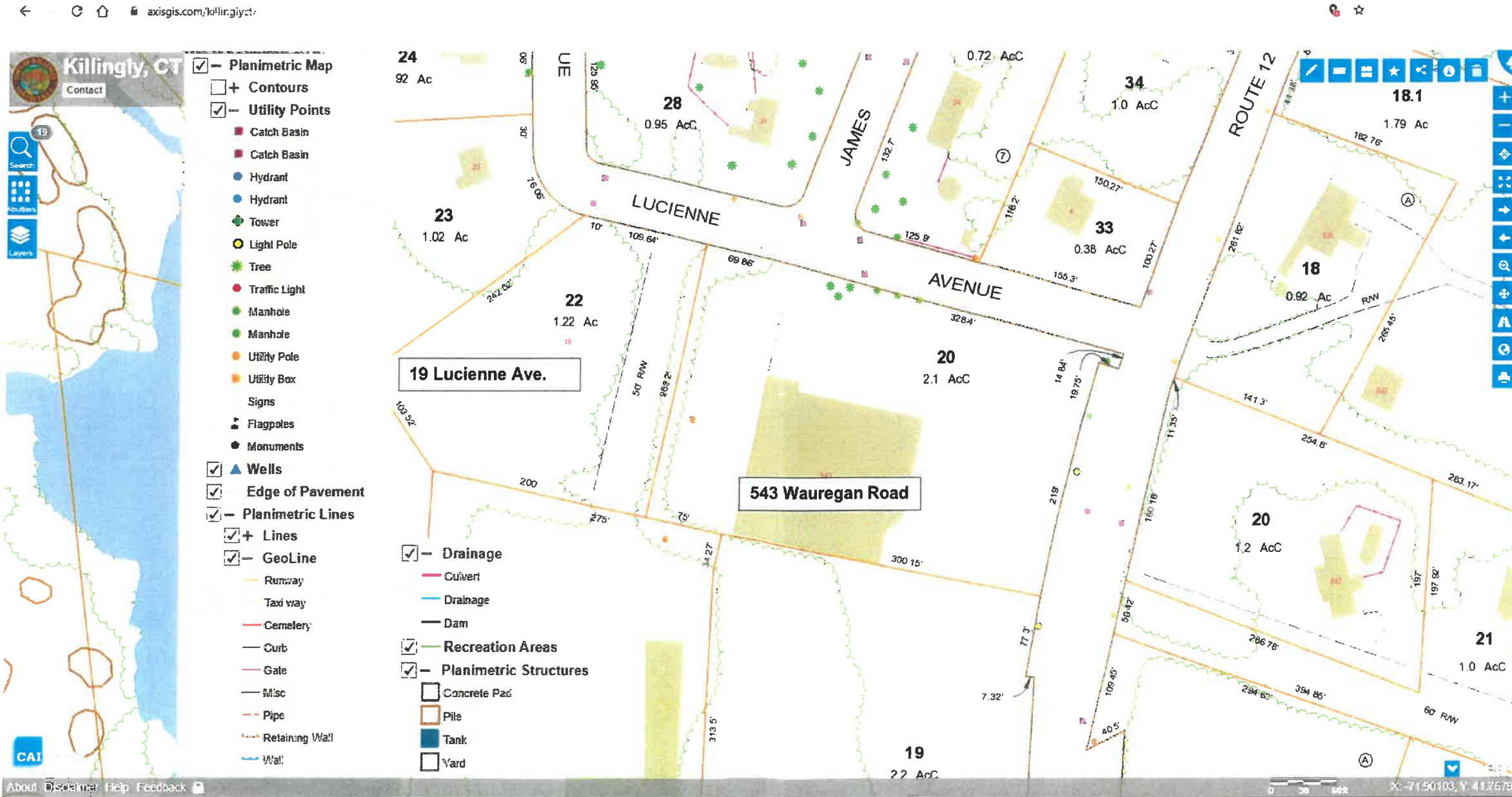
AUTO PARKING SITE PHOTOMETRICS
 1" = 40'-0"

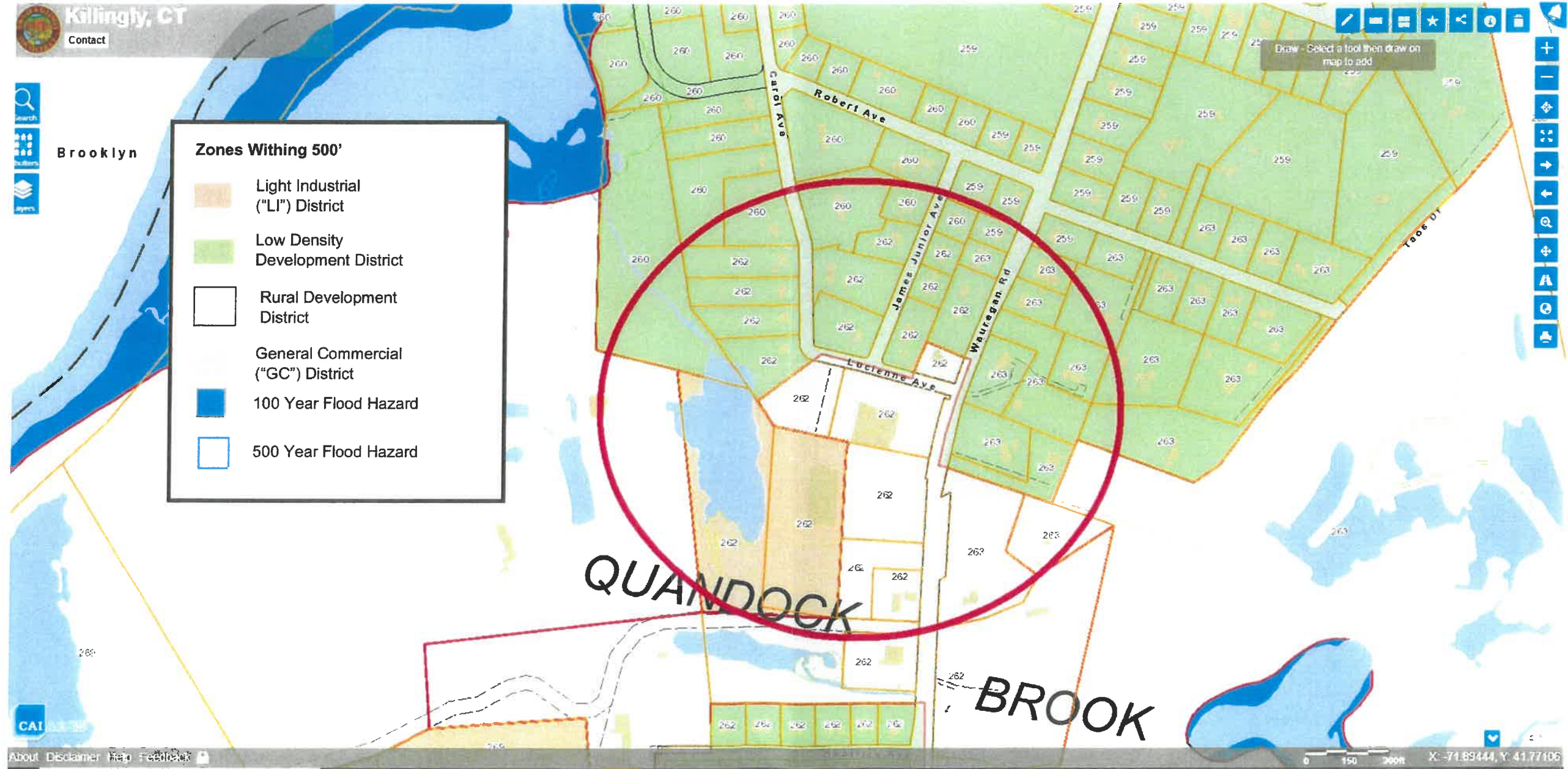


Existing and Proposed District Boundaries

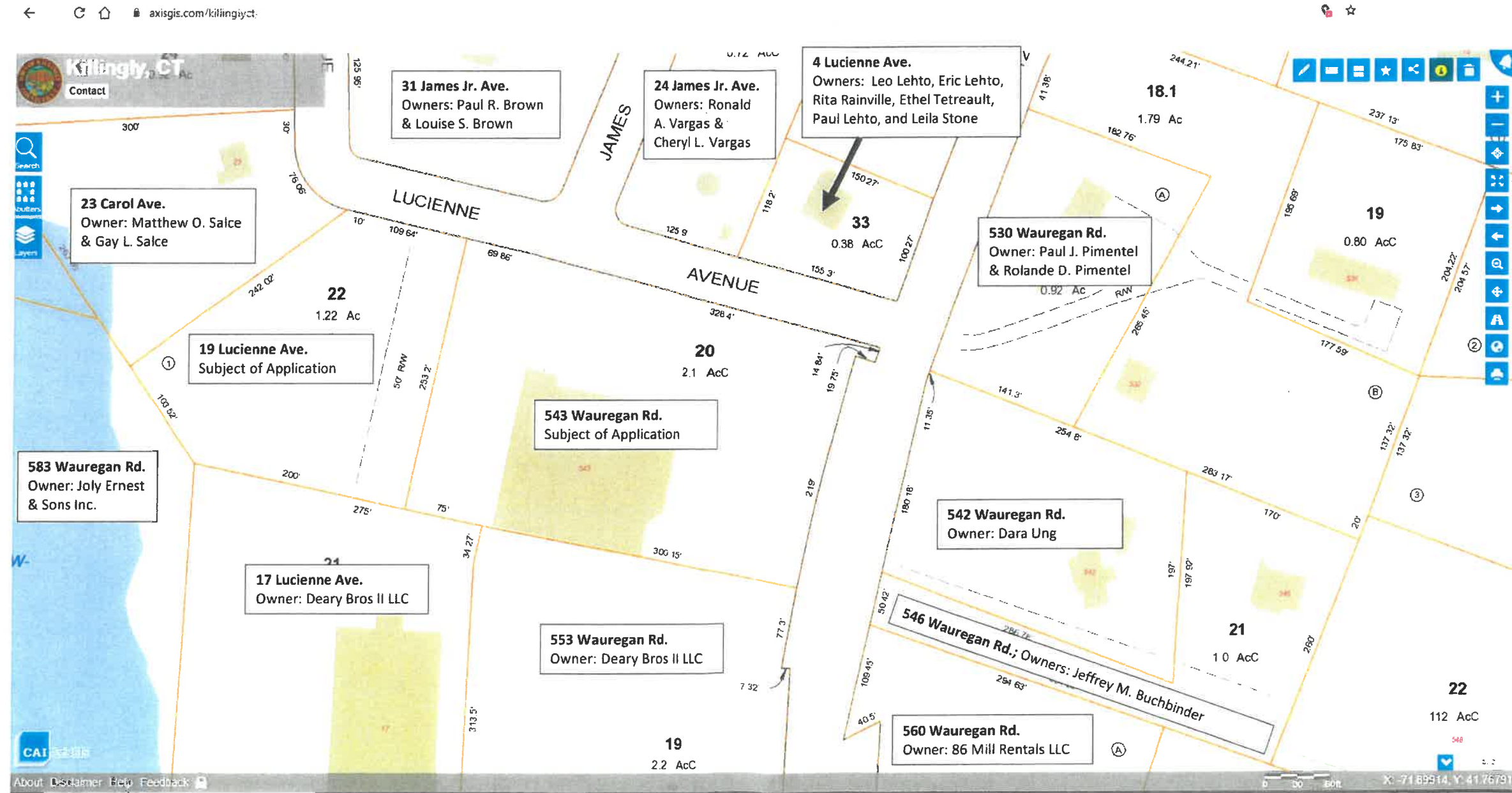


Town of Killingly GIS mapping system's Planimetric Map filter showing the Town's records as to the location of any existing buildings, structures, streets, driveways, parking and loading spaces, and outside storage areas. No new structures or other improvements are proposed by the present application.

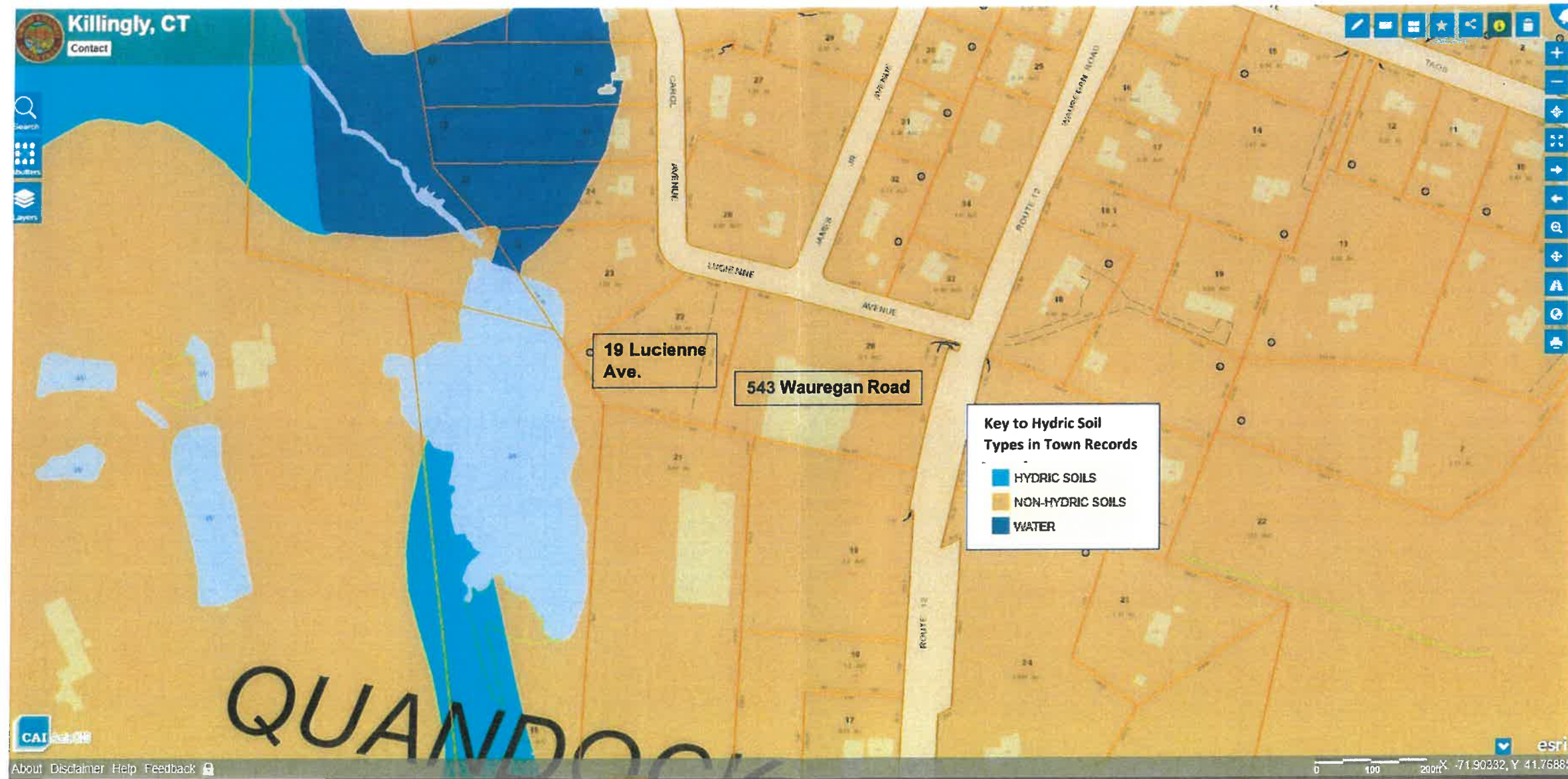




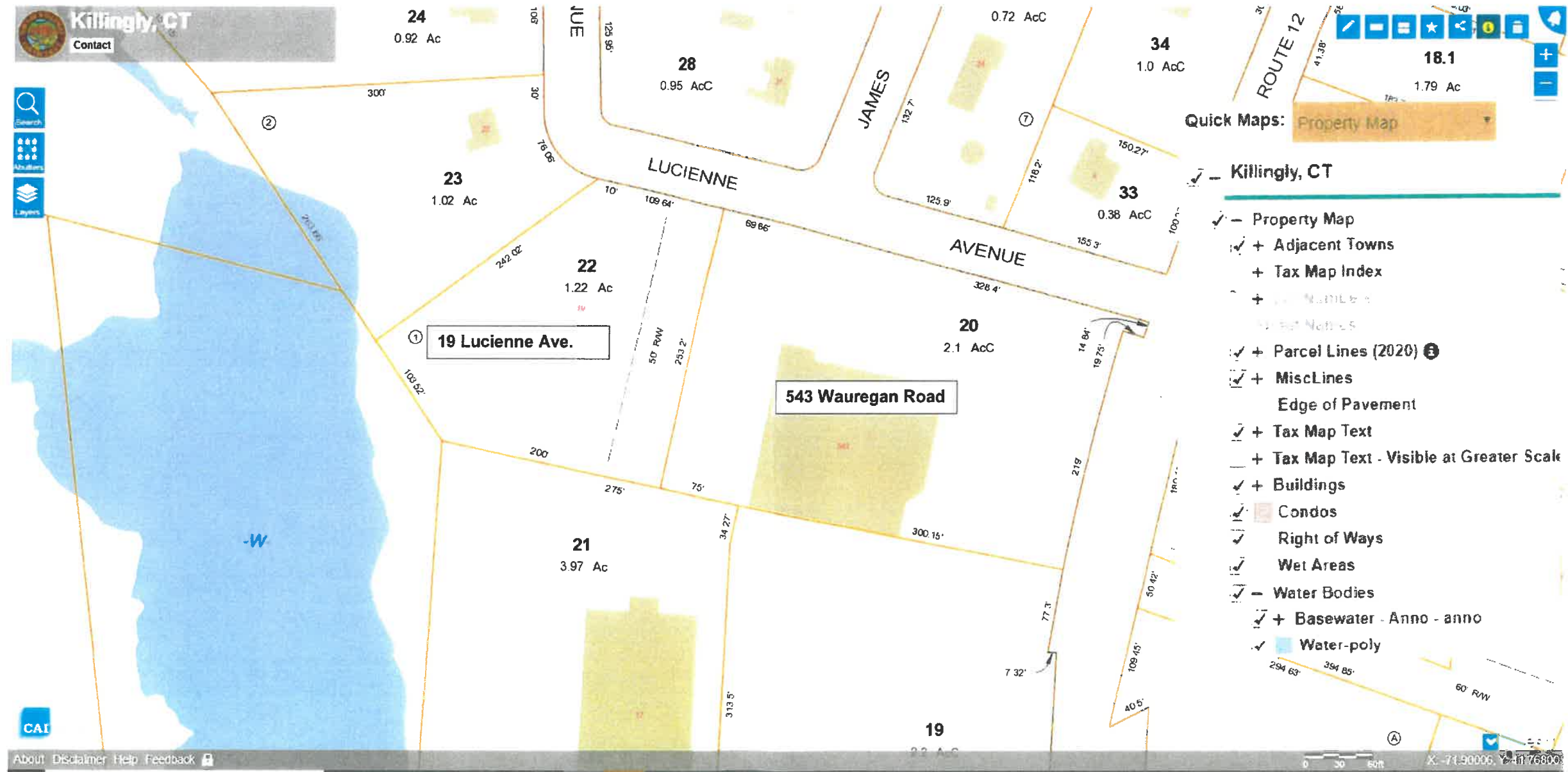
This map provides the addresses of abutting properties and names of the owners thereof as they appear in the Town of Killingly's records. Note, the applicant relies upon the Town's records and has not performed an independent title search of these abutting properties.



Records contained in the Town of Killingly's GIS mapping system show the subject properties contains non-hydric soils. The below map shows other properties with water features in this area, but which are not the subject of this application.



This map shows there are no wetlands, watercourses, or other water features on the subject properties. To the right of 543 Wauregan Road, we have superimposed the settings we used on the Town of Killingly's GIS Map System to show data related to any such water features on these properties.

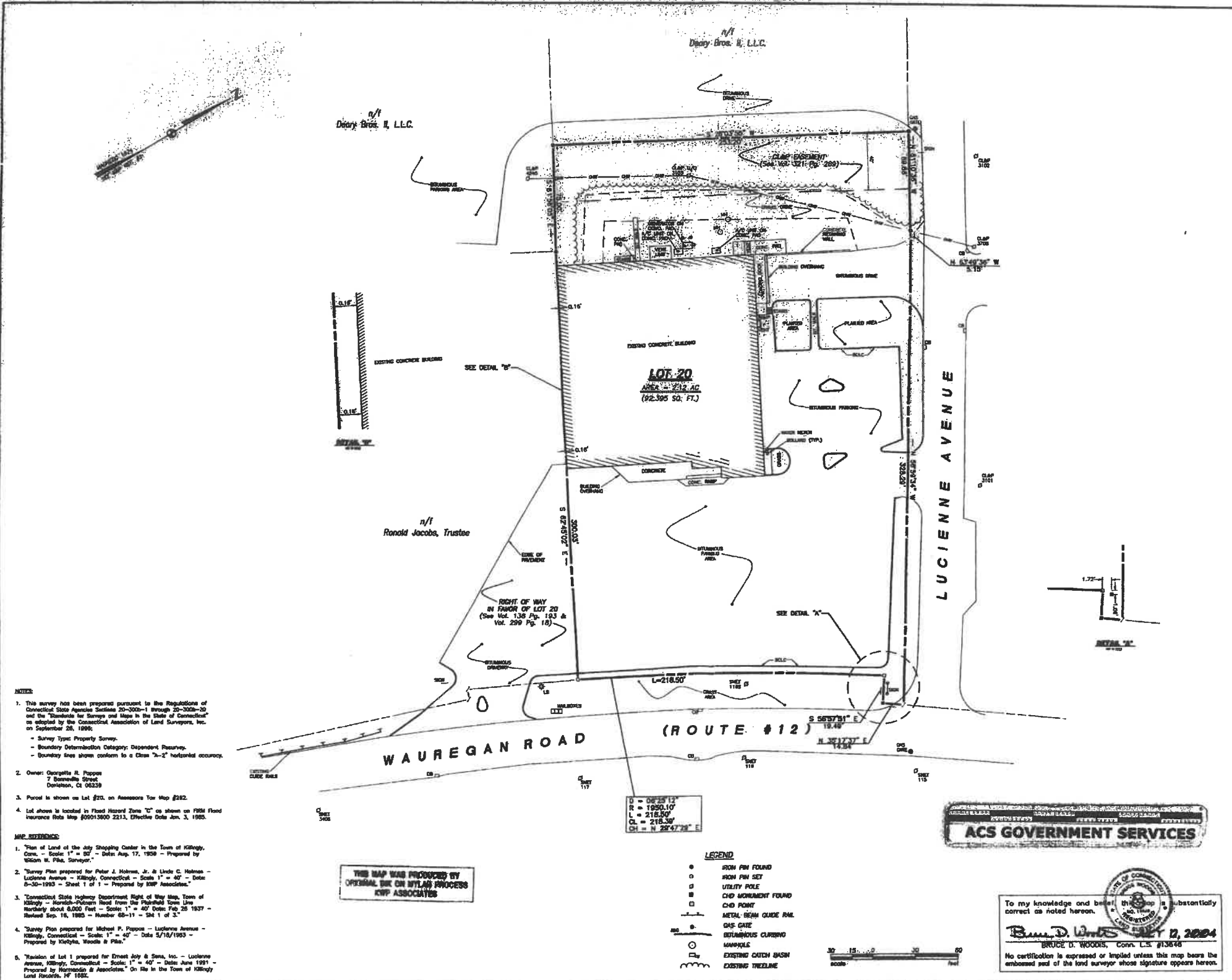


DRAWING NUMBER
#5307

DRAWING NUMBER
#5307

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#5307

DRAWING NUMBER
#5307



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Republic Sections 20-200a-1 through 20-200a-10 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 20, 1996.
 - Survey Type: Property Survey.
 - Boundary Determination Category: Dependent Survey.
 - Boundary lines shown conform to a Class "A-2" horizontal accuracy.
 - Owner: Geraldine R. Payne
7 Burnsville Street
Danbury, Ct 06239
 - Parcel is shown on Lot #20, on Assessor Tax Map #282.
 - Lot shown is located in Flood Hazard Zone "C" as shown on FEMA Flood Insurance Rate Map #09015900 2213, Effective Date Jan. 3, 1995.

- MAP REFERENCES:**
- "Plan of Land of the City Shopping Center in the Town of Killingly, Conn. - Scale: 1" = 20' - Date Aug. 17, 1934 - Prepared by William W. Pitt, Surveyor."
 - "Survey Plan prepared for Peter J. Holman, Jr. & Linda C. Holman - Lucienne Avenue - Killingly, Connecticut - Scale: 1" = 40' - Date 9-30-1993 - Sheet 1 of 1 - Prepared by KWP Associates."
 - "Connecticut State Highway Department Right of Way Map, Town of Killingly - Norwich-Putnam Road from the Putnam Town Line Municipality about 6,000 Feet - Scale: 1" = 40' (Date Feb. 25 1937 - Revised Sep. 16, 1993 - Number 68-11 - SH 1 of 3.)"
 - "Survey Plan prepared for Michael P. Payne - Lucienne Avenue - Killingly, Connecticut - Scale: 1" = 40' - Date 5/16/1993 - Prepared by Kelycia, Woods & Pitt."
 - "Division of Lot 1 prepared for Ernest Joly & Sons, Inc. - Lucienne Avenue, Killingly, Connecticut - Scale: 1" = 40' - Date June 1991 - Prepared by Harrods & Associates." On file in the Town of Killingly Land Records, 1991.

THIS MAP WAS PRODUCED BY
OFFICIAL USE ON BYLAS PROCESS
KWP ASSOCIATES

D = 0825.12'
R = 1950.10'
L = 218.50'
CL = 218.30'
CH = N 29° 47' 39" E

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - UTILITY POLE
 - CHD MONUMENT FOUND
 - CHD POINT
 - METAL BEAM GUIDE RAIL
 - GAS GATE
 - BOLTAHOUS CLIPPING
 - MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING TREE LINE



ACS GOVERNMENT SERVICES

To my knowledge and belief this map is substantially correct as noted hereon.

Bruce D. Woods JULY 12, 2004
BRUCE D. WOODS, Conn. L.S. #13648

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

DATE	REVISION	DESCRIPTION	BY
10/4/2004	REVISED THE BLOCK		WKP

Property Survey Plan
Prepared For
WAUREGAN REALTY, INC.
WAUREGAN ROAD (ROUTE #12)
KILLINGLY, CONNECTICUT

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING

330 Killingly Road
Pondok Center, Ct. 06239-0108

SCALE: 1" = 30'
DATE: 07/12/2004
SHEET: 1 OF 1
PROJ # 04038 FR. 489
Date: 10/4/04 Dwg. #:

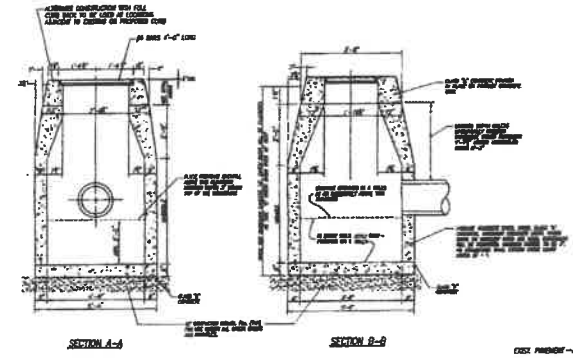
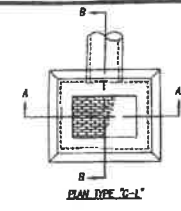
Received for Record: October 8, 2004 at 11:43 AM. Attest: *Loise McGett Boat*

#5307

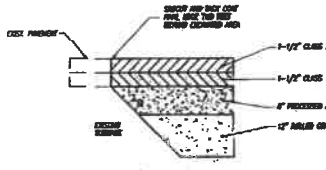
DRAWING NUMBER
Wauregan Rd
#5353

DRAWING NUMBER
Wauregan Rd
#5353

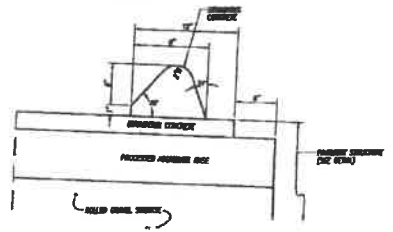
DRAWING NUMBER
#5353



TYPE 'C-1' CATCH BASIN DETAIL
NOT TO SCALE



PAYEMENT REPAIR DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING DETAIL
NOT TO SCALE

- NOTES**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 28-309-1 through 28-309-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 25, 1999;
 - Survey Type: Improvement Location Survey.
 - Boundary lines shown conform to a Class "1" horizontal accuracy.
 - Topographic features conform to a Class "1-2", "1-3" vertical accuracy.
 - Owner: George R. Pappas
7 Dunstable Street
Danvers, Ct 06238
 - Parcel is shown as Lot #20, on Assessor's Tax Map #262.
 - Lot shown is located in Flood Hazard Zone "C" as shown on FIRM Flood Insurance Rate Map #09013000 2213, Effective Date Jan. 3, 1985.
 - Dimensions based on Assumed Datum.
Contours taken from actual field survey. Contour interval = 2'.
 - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-832-4455.

- MAP REFERENCES**
- "Plan of Land at the Joly Shopping Center in the Town of Killingly, Conn. - Scale: 1" = 50' - Date: Aug. 17, 1999 - Prepared by William W. Piro, Surveyor."
 - "Survey Plan prepared for Peter J. Holmes, Jr. & Linda C. Holmes - Lucerne Avenue - Killingly, Connecticut - Scale: 1" = 40' - Date: 8-30-1993 - Sheet: 1 of 1 - Prepared by KWP Associates."
 - "Connecticut State Highway Department Right of Way Map, Town of Killingly - Norwich-Putnam Road from the Putnam Road Town Line Norwichey about 8000 Feet - Scale: 1" = 40' - Date: Feb 28 1937 - Revised: Sep. 16, 1935 - Number 99-11 - S&L 1 of 3."
 - "Survey Plan prepared for Michael P. Pappas - Lucerne Avenue - Killingly, Connecticut - Scale: 1" = 40' - Date: 5/18/1983 - Prepared by Killingly, Woods & Piro."
 - "Revision of Lot 1 prepared for Ernest Joly & Sons, Inc. - Lucerne Avenue, Killingly, Connecticut - Scale: 1" = 40' - Date: June 1991 - Prepared by Nemorella & Associates," on file in the Town of Killingly Land Records, HF 1089.
 - "Property Survey Plan - Prepared for The Pappas Realty Company - Wauregan Road (Route #12) Killingly, Connecticut - Scale: 1" = 30' - Date: 1/12/2004 - Prepared by KWP Associates."

THIS MAP WAS PRODUCED BY
ORIGINAL DATA BY KWP ASSOCIATES

- LEGEND**
- IRON PIN FOUND
 - CHD MONUMENT FOUND
 - CHD POINT
 - UTILITY POLE
 - METAL BEAM GUIDE RAIL
 - GAS GATE
 - BITUMINOUS CURBING
 - MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING TREELINE



NOTE: A NEW SITE PLAN REVIEW APPLICATION WILL BE REQUIRED IF THE USE OF THE PROPOSED ADDITION EXPANDS TO SERVICES OTHER THAN TIRE CHANGING.



To my knowledge and belief, this map is substantially correct as noted hereon.

Bruce D. Woods SEPT. 3, 2004
BRUCE D. WOODS, Conn. L.S. #13846

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

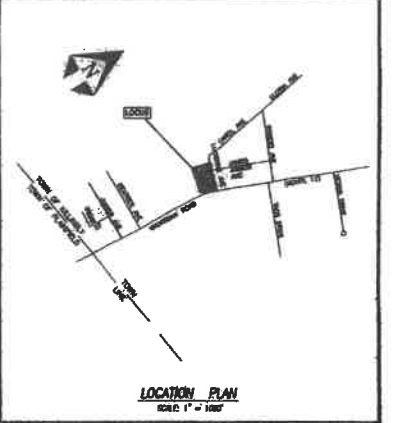
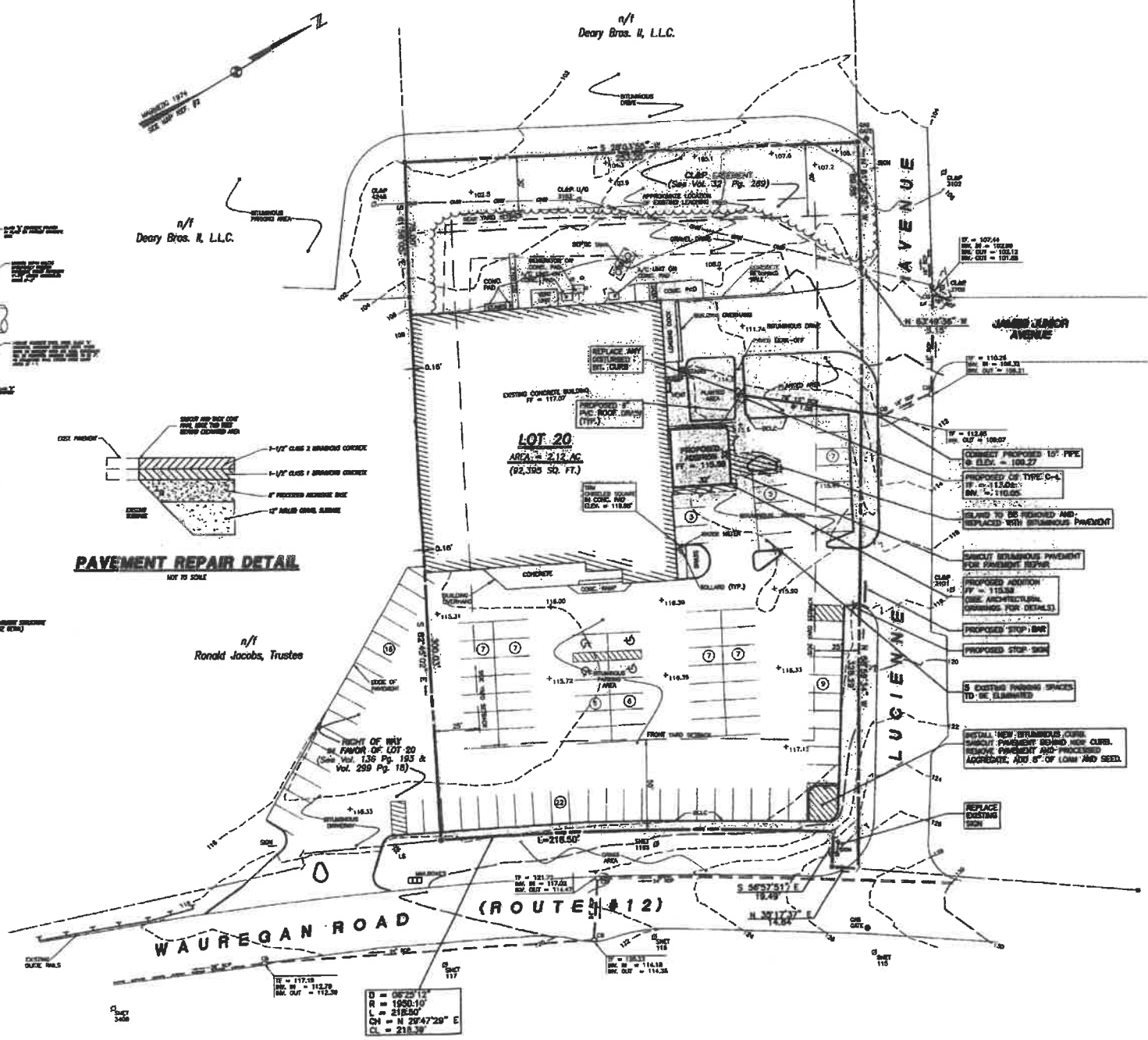
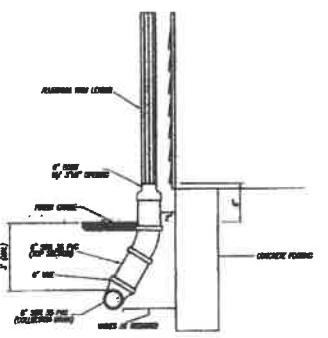


TABLE OF ZONING REQUIREMENTS
ZONE = GC (General Commercial)

	REQUIRED	PROVIDED
Lot Area	40,000 sq.ft.	92,395 sq.ft.
Front Yard Setback	50'	137'
Side Yard Setback	25'	0.16'
Rear Yard Setback	30'	83'
Building Height	40'	<40'
Lot Coverage	60% Max	82%
Parking spaces:		
Retail Space	75 spaces	75 spaces
Storage Space	3 spaces	3 spaces
Equipment Storage (Potential)	10 spaces	10 spaces
Office Space	5 spaces	5 spaces
Totals	94 spaces	97 spaces



ROOF DRAIN DETAIL
NOT TO SCALE

Site Development Plan
Prepared For
WAUREGAN REALTY, INC.
WAUREGAN ROAD (ROUTE #12)
KILLINGLY, CONNECTICUT

KWP associates

SURVEYING - ENGINEERING - SITE PLANNING

230 Killingly Road
Pomfret Center, Ct. 06258-0108

SCALE: 1" = 30'
DATE: 02/12/2004
SHEET: 1 OF 1
APP. P. 02/28/04 P.D. 03/01/04
Date: 02/12/04 Chg. PAV/04

Received for Records: January 21, 2005 10:14 AM. Contact: Bruce D. Woods